

# SOUTHPARK COMMERCE CENTER III

AUSTIN  
SOUTHEAST SUBMARKET

4801 Freidrich Ln  
Austin, TX 78744



## BUILDING 3

FOR LEASE

### Available Size

84,560 SF

### Building Size

202,598 SF

### Office

+/- 2,769 SF

### Dock Doors

24

### Building Class

A

### Loading

Rear-Load

### Clear Height

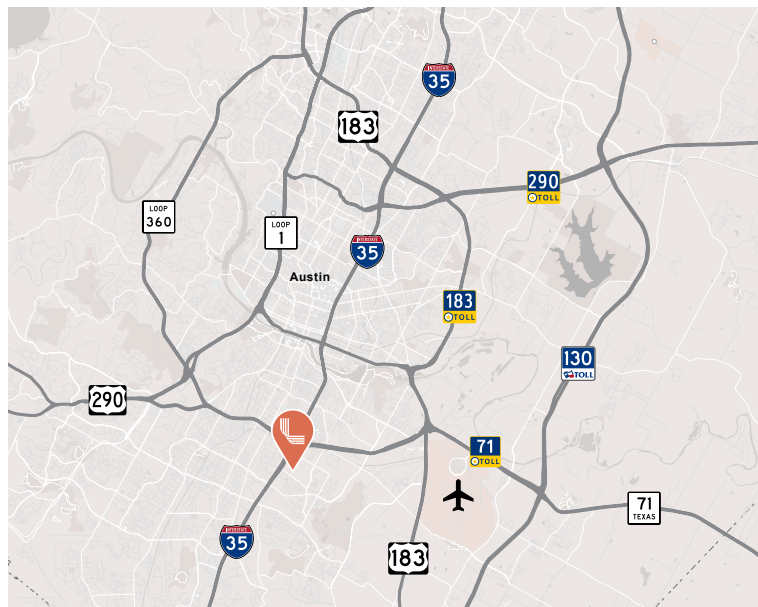
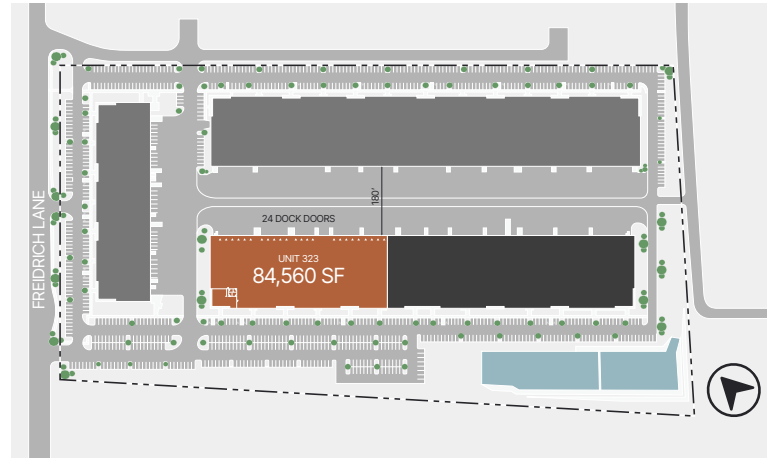
+/- 24'

### Truck Court

180' (shared)

### Sprinkler System

ESFR



### Additional Information

- Immediate access to I-35, SH-71, US-183, US-290
- Located just seven minutes from downtown Austin

### Sam Owen

sowen@streamrealty.com  
(512) 481-3030

### Luke Watson

luke.watson@streamrealty.com  
(512) 481-3056



LEASED BY



# BLDG 3: 84,560 SF AVAILABLE

